



9/11 Dob

Sowerby, Sowerby Bridge, HX6 1JW

£365,000 Freehold





This stone built end terraced property, which was formerly two houses, offers a very spacious family home together with good sized gardens and panoramic views. Step inside and you will appreciate the rooms are all generous sized and there are three double bedrooms plus a fourth box bedroom/study, ideal for those working from home. Together with the property there is off street parking, a single car garage and large shed/workshop.

Location

This is a delightful tucked away position, just off Dob Lane and the property enjoys panoramic views across the valley towards Luddenden and beyond. The centre of Sowerby, its shops and local pubs are within walking distance, as is Ryburn Valley High School.

Accommodation

There is a large sun lounge entrance area at the front of the property, beamed ceiling and pleasant views across the valley. This then leads into a good sized lounge with original stone fireplace and a picture window taking full advantage of the views. The dining room has a coal effect gas fire and feature original fireplace with beamed ceiling and wall light points. From this room there is also direct access into the sun lounge. Breakfast kitchen with an inset sink unit and range of base units, wall units and worktops, together with breakfast bar and tiled floor. The rear entrance hall/utility room has storage cupboards, a tiled floor and plumbing for a washing machine. From here is access to the rear garden. Cloakroom with WC and wash hand basin. On the first floor, the large double bedroom at the front of the property has a gable window with panoramic views. The second double bedroom at the front has fitted wardrobes and a third double bedroom to the rear of the property has full length wardrobes and houses the central heating boiler. There is a box room/study with storage cupboards and panoramic views. The bathroom has a four-piece white suite with WC, wash hand basin, separate shower cubicle and bath. Complementary tiling.

At the front of the property is a pathway leading to the entrance. To the immediate rear is a pathway and large patio area, together with lawned and shrubbed garden. There is a large timber garden shed with light and power. At the side of the property is a concrete drive providing one parking space and a small single car garage with light and power.



Council tax band: D
EPC rating: D

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